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To: Department of Local Government Finance

You will find in this workbook the sales ratio and equalization study for Howard County. possible with any questions or with the certification of acceptance. They are very close to but will not print the form 11's until hearing from the DLGF.

There is a Comm - Ind Tab. We combined sales for commercial and industrial properties. Townships all share the same neighborhoods down the US31 Corridor. As you can see, criteria required by the DLGF, but when looked at as one they do. In order to insure the properties, we included parcels from 2004. These were time adjusted by 3% annual to 0 to adjust the commercial and industrial properties in Howard County.

We thought we would answer some questions you may have ahead of time.

1. Center Township - Vacant Commercial properties were combined with other commercial borders. Thus we understand the median is low, but when combined falls in line.
2. Industrial land carries the same neighborhood number and price as commercial, so
3. Harrison Township Improved Commercial PRD is low, but again when combined with
4. Howard Vacant Residential is on the cuff with a PRD of .979. However, those are neighborhoods which caused problems when trying to defend an entire neighborhood with
5. Jackson Township Vacant Residential. There were no valid vacant land sales in J 500; 1 was a gift, 4 were relative sales and 3 were multiple parcel sales that went with them
6. Liberty Improved Commercial - We have only had 1 valid commercial sale in Liberty 20% last year based on that one sale. We could not defend raising the values again without evaluating the income values, we feel the market is best represented with the current values
7. Taylor Township Commercial Improved has a high PRD, but when combined with the

We tried to use all possible sales, even including foreclosures that represented the market that had a problem with foreclosures to insure they were treated correctly. We would like in the number of 2006 sales we had. This was really evident in commercial properties. The same sales as last year would not be wise. This lack of sales shows a stagnant market, down. Therefore certain neighborhoods remained the same.

Also, the column labeled ratio in the following workbooks was taken directly out of our Program calculates the ratio and directly inputs the value as a text field into the ratio study.

Please respond as soon as possible.

Thank You,

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nty. Please notify the Howard County Assessor as soon as possible to completing the process needed in order to print form 11's,

erties. This is because Center, Harrison, Howard, and Taylor see, individually the four townships may not pass all three; the proper annual adjustments for the commercial and industrial to 01/01/2006. We gathered sales, cost data, and income data

commercial properties due to neighborhoods crossing township

ial, so they were ran the same.

ned with the other parcels in their neighborhood they fall in line.

are the valid sales we had, and those were in two different and with one sale. It does still round to .98.

s in Jackson township. Of the 8 sales with a property class of with improved parcels.

Liberty Township and that was in 2004. We raised the values without newer sales. After updating the cost tables and at values.

with the other commercial properties falls in line.

market in that neighborhood. We tried to identify neighborhoods and like to point out, that while doing the trending there were a drop es. Therefore, defending a change in value, when using the rket, but without sales does not show the trending should go

ur ProVal system using the equalization module. This module

